

1,000 SQ. FT. - 2,500 SQ. FT. MEDICAL SUITES



**401 VICTORIA AVENUE NORTH
HAMILTON, ON**

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Royal LePage® Real Estate Services Ltd, Brokerage.

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FOR LEASE

\$30.00/sq. ft.

Property Features

Brand New Medical Suites Available

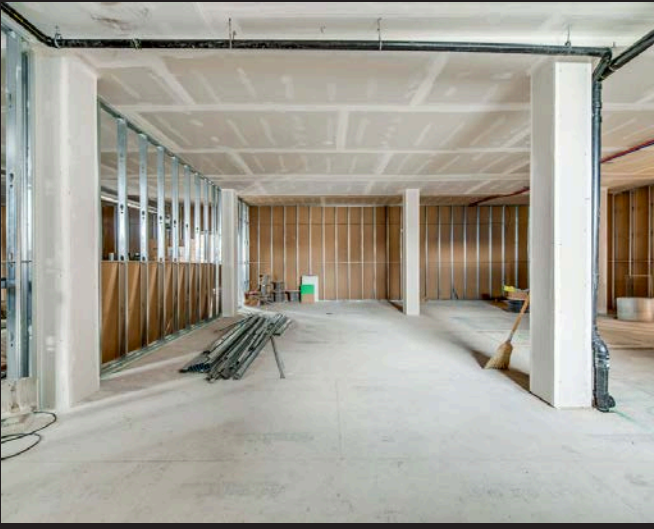
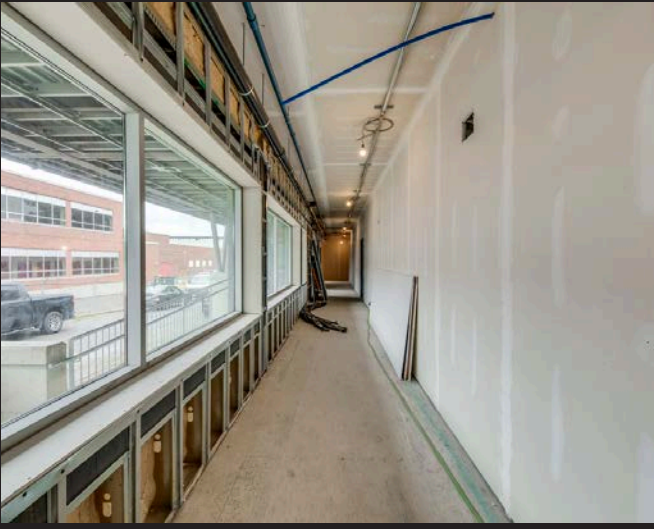
Steps from Hamilton General Hospital with Free Ample Parking

- Brand new medical office building located at 401 Victoria Avenue North in Hamilton
- Prime location just steps from Hamilton General Hospital, in a high-demand healthcare corridor
- Suites available from 1,000 to 2,500 square feet ideal for various healthcare needs
- Perfect for clinics, nurse practitioners, and wellness-focused practices
- Free on-site parking and fully accessible ground-level entry provide convenience for both patients and staff
- Excellent exposure on a high-traffic arterial road and strong transit access
- Prominent signage opportunities available
- Drive-in door available in one unit



PROPERTY OVERVIEW

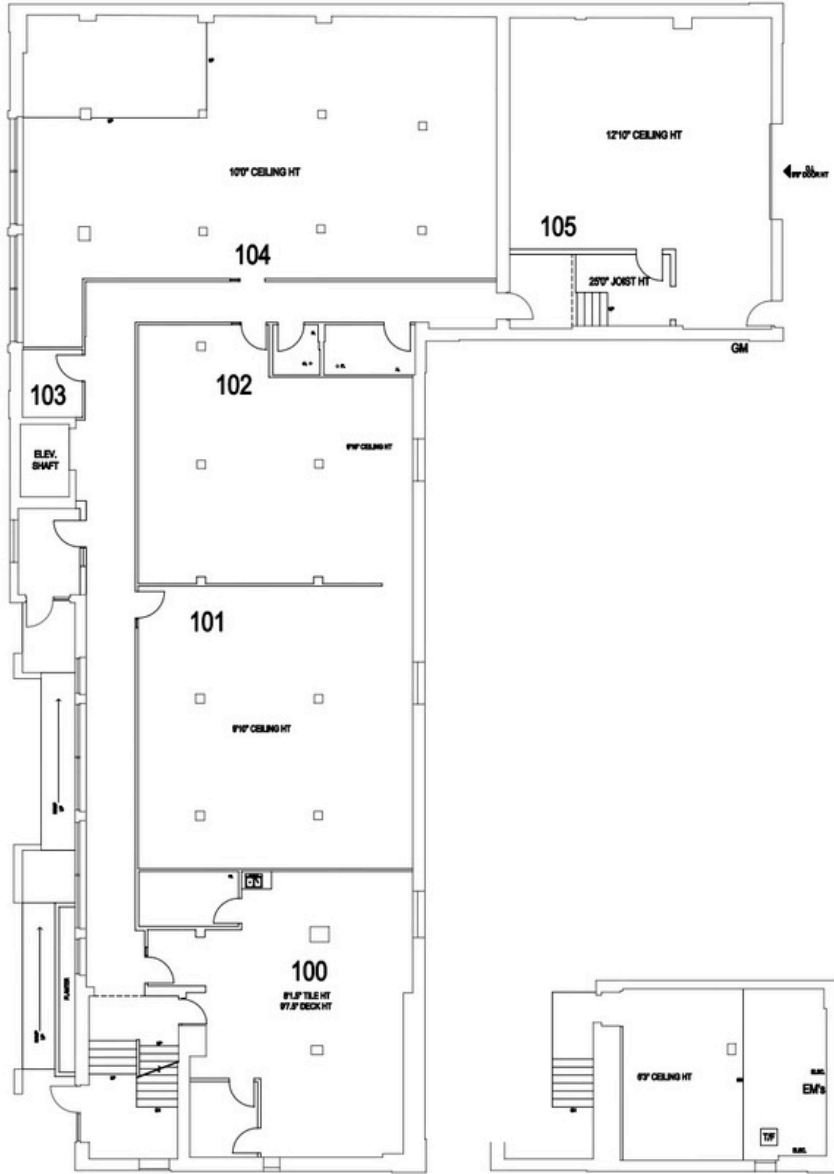
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLANS



PREPARED BY:



LOCATION:

MAIN FLOOR & BASEMENT
401 VICTORIA AVENUE NORTH
HAMILTON, ONTARIO



PREPARED FOR:

BUILDING OWNER

DATE:

JULY 11, 2025

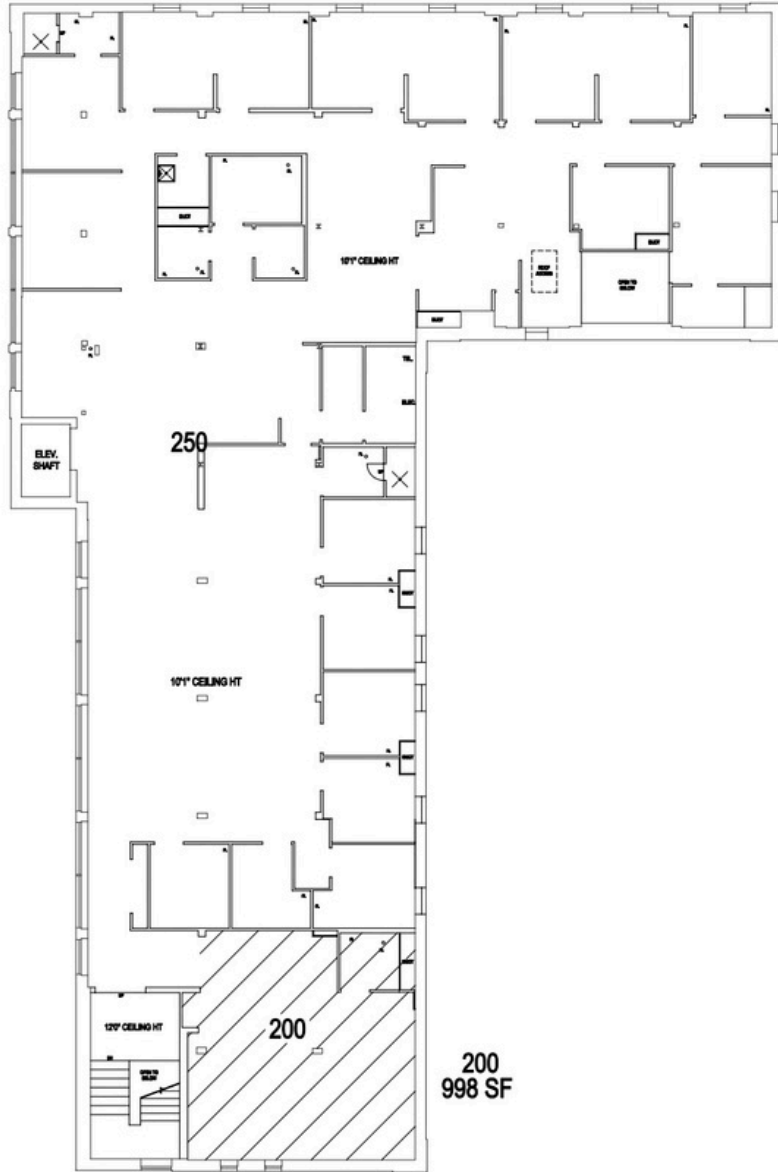
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SCALE:

NTS

FLOOR PLANS



PREPARED BY:

MEASUREX
MEASUREX.CA

LOCATION:

SECOND FLOOR
401 VICTORIA AVENUE NORTH
HAMILTON, ONTARIO



PREPARED FOR:

BUILDING OWNER

DATE:

JULY 11, 2025

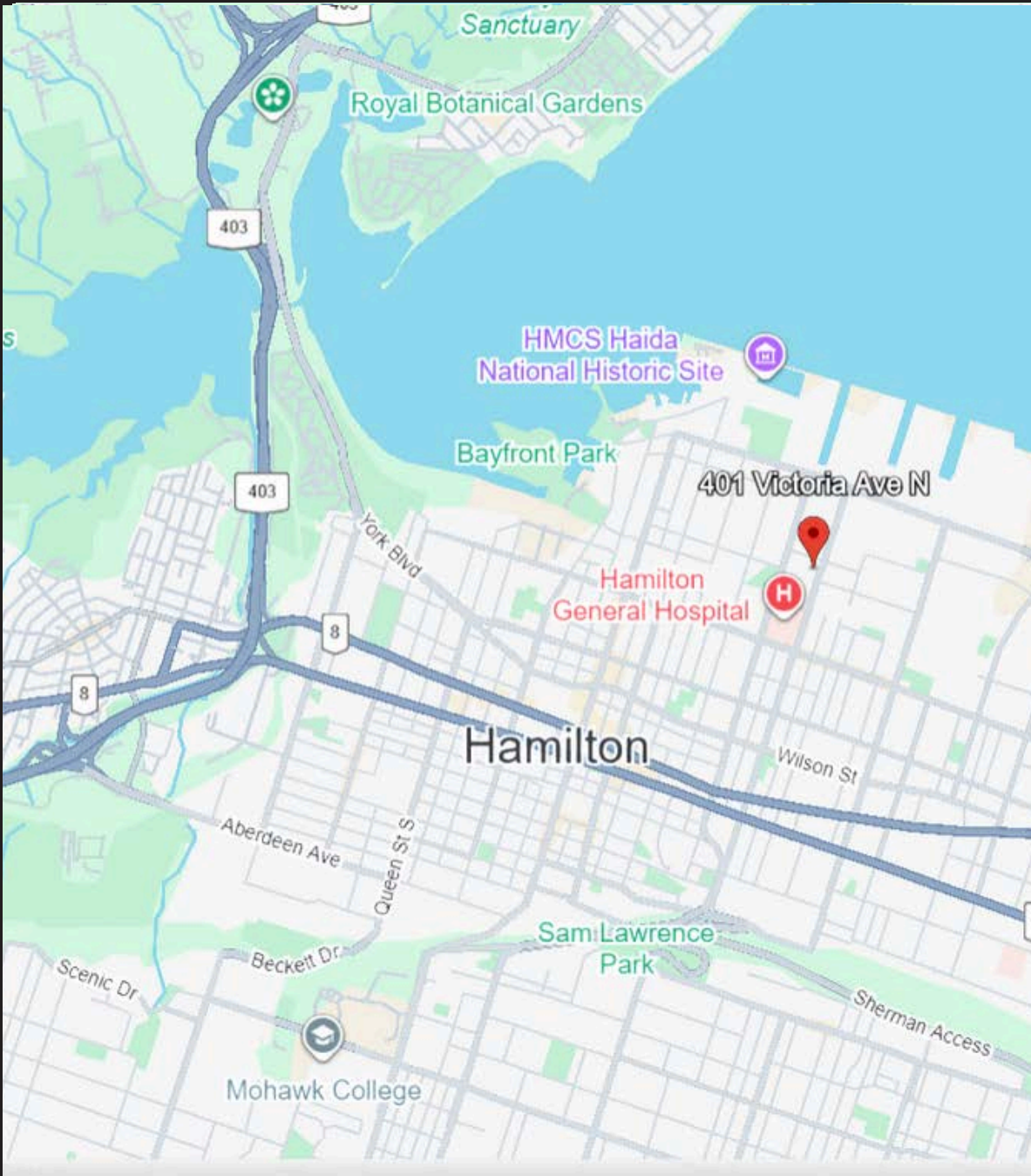
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SCALE:

NTS

LOCATION MAP



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